

**PLANNING AND ZONING COMMISSION**  
**Wednesday, December 7, 2016**  
**STUDY SESSION 5:00 P.M. & REGULAR MEETING 5:30 P.M.**  
**COUNCIL CHAMBERS**  
**88 EAST CHICAGO STREET**

Pursuant to Resolution No. 4464 of the City Of Chandler and to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN to the members of the Planning And Zoning Commission and to the general public that the **PLANNING AND ZONING COMMISSION** will consider the below Action Items in a Study Session at 5:00 P.M. and a Regular Meeting at 5:30 P.M. to be held on **Wednesday, December 7, 2016** in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

(Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.)

Persons with a disability may request a reasonable accommodation such as a sign language interpreter by contacting the City Clerk's office at (480) 782-2180. Requests should be made as early as possible to allow time to arrange accommodation.

Dated: 12/1/2016 10:48 AM

**NOTE:** Items listed under Section 5 of this Agenda marked by an asterisk (\*) are designated for approval by a single "consent" motion without further Commission discussion. Consent Items (\*) have been discussed in detail by the Commission and Staff in a Study Session prior to the regular meeting. Items that are not marked by an asterisk (\*) will be heard with a separate presentation, discussion, and vote by the Commission.

Any individual citizen or Commission member may remove a consent item (\*) from the agenda for further discussion. Individuals or Commissioners wishing to remove a consent item (\*) for further discussion should make their request known either at the Study Session or at the regular meeting when the Chairman addresses the public concerning the consent agenda.

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF MINUTES**

Minutes of the regular meeting of November 16, 2016.

**5. ACTION ITEMS:**

**A. \* APL16-0001 GATEWAY AREA PLAN AMENDMENT/DVR16-0009/PPT16-0007**  
**THE PARK AT COPPER CREEK**

Request Gateway Area Plan amendment from Mixed Use Office/Commercial/Retail to Multi-Family Assisted Living, and request rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for independent living/assisted living along with Preliminary Development Plan (PDP) for site layout and building design, and Preliminary Plat approval on approximately 5 acres. The property is located at the northeast corner of Pecos Road and 94th Street, west of Dobson Road.

**B. \* DVR16-0017/PPT16-0014 TRE VICINO**

Action on the existing Planned Area Development (PAD) zoning for Low-Medium Density Residential to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development, or to cause the property to revert to the former Regional Commercial District (C-3) and General Industrial District (I-2) zoning designation, along with Preliminary Development Plan approval for subdivision layout and housing product, and Preliminary Plat approval for 372 residential units on an approximate 49.4-acre site. The subject site is located south and east of the southeast corner of Arizona Avenue and Knox Road.

**C. \* LUP16-0038 DRURY INN & SUITES**

Request Liquor Use Permit approval to sell and serve all types of spirituous liquor for on-premise consumption as permitted under a Series 11 Hotel License within a new hotel located at 1205 S. Price Road, north of the northeast corner of Price Road and Spectrum Boulevard.

**D. \* ZUP16-0014 CHEN ARCHITECTS / MCPK CONSTRUCTION MGMT.**

Request Use Permit approval to continue operation of a professional office within a Single-Family (SF-8.5) District. The property is located at 877 N. Alma School Road, south of the southeast corner of Ray and Alma School roads.

**E. \* ZCA16-0002 CITY OF CHANDLER / SIGN CODE AMENDMENT**

City initiative to amend Chapter 39 (Sign Code) of the Chandler City Code by adopting a revised Chapter 39 in its entirety. **(REQUEST CONTINUANCE TO THE FEBRUARY 1, 2017, PLANNING COMMISSION HEARING)**

**F. \* CANCELLATION OF THE DECEMBER 21, 2016 PLANNING COMMISSION HEARING.**

**6. DIRECTOR'S REPORT**

**7. CHAIRMAN'S ANNOUNCEMENT**

Next regular meeting is January 4, 2017 at 5:30 P.M. in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

**8. ADJOURNMENT**